Karen Johnson Davidson County
Batch# 1413632 DEEDWARR
04/30/2026 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260430-0038200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires: Per Life

2026-03-3983

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

BENJAMIN BRAINIS
Notary Public - State of Louisiana
Notary ID Number 146992

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard J. Harris and Lisa D. Harris 2058 Sherbrooke Lane Nashville, TN 37211	NEW OWNER	Map/Parcel 180-04-0A-065.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert S. Burrus, Jr. and Barri B. Burrus, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard J. Harris and Lisa D. Harris, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 76, as shown on the map entitled Plan of Highland Creek, Section Three, Revision One, of record as Instrument No. 20030716-0099524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Burrus, Jr. and Barri B. Burrus, husband and wife by Warranty Deed from Elizabeth A. Veitch-O'Sullivan, a single woman of record in Instrument No. 20210826-0115205 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 26, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2058 Sherbrooke Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 28 day April, 2026.

Robert S. Burrus, Jr.

Barri B. Burrus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of April, 2026, before me personally appeared Robert S. Burrus, Jr. and Barri B. Burrus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of April, 2026.

Notary Signature
My commission expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/28/26.

Date

Affiant Signature

4/28/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of April, 26.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

